

9/14/09 - Monday, September 14, 2009

CITY OF EAU CLAIRE PLAN COMMISSION MINUTES

Meeting of September 14, 2009

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Duax, FitzGerald, Kayser, Kaiser, Klinkhammer, Larson, Seymour, Pearson

Staff Present: Messrs. Tufte, Noel, Genskow

The meeting was chaired by Mr. Kaiser.

1. REZONING (Z-1449-09) “ C-3P to R-4P, Carson Park Tower

Darryl Tufte presented a request to rezone property from C-3P to R-4P and to adopt a General Development plan for a 7-story student housing facility. Site location is on the east side of Carson Park Drive and the north side of Menomonie Street. The structure has 26 units containing 4 bedrooms in each unit for a total of 104 bedrooms. The project is not consistent with the City™s Comprehensive Plan, which designates the parcel for commercial development; nor is it compatible with surrounding land uses since its height and mass are not proportional. It does not meet the City™s Multi-family Housing Design Manual guidelines (articulated faÃ§ades) and the City™s Waterways and Parks Commission found the project does not comply with the City™s Greenway guidelines. City Fire Department is concerned with providing service to the site development. The project has over 50% of paved parking in the front yard and would need a parking variance since there is a deficiency of 20 stalls. A 15% reduction is being requested because bike racks would be provided and the project is along a City transit route. The building is also located in the floodplain and needs to have an elevation of 777 feet, at least 15 feet around the foundation.

The engineer for the project, Dan Young, 4337 Woodhaven Ct., addressed the staff report. He stated the project meets a need for the demand in college housing and fits into the surrounding area better than commercial. He compared the project to the proposed YMCA in footprint size. He>

Barbara Lozar, 416 Hudson St., stated the Historic Randall Park Neighborhood voted against the project because of impact to the entrance to Carson Park, harm to the wetland and wildlife, and possible trail crossing conflicts along Menomonie Street.

Barbara Gramenz, 612 Chippewa St., stated she was against the project because of its density and possibly environmental impacts.

Jon Case, 2113 W. Mead St., was concerned about the building™s foundation possibly disrupting an underwater river in the area.

John Genskow, City Engineer, reported that the site™s stormwater discharge needs to be directed to a detention facility because the piping south of the site is not large enough to handle the total runoff.

Wes Hoeppner, 2316 Paul St., stated developing the land would increase city tax revenues.

Applicant, Dave Zien, with Carson Park Tower Group, stated the project would help lighten the university™s load for housing students. The project was changed to 7 stories from the original 12 stories.

Bob Von Haden, 908 Park Ridge Drive, stated the Parks and Waterways Committee voted to deny the project.

Commissioners FitzGerald and Duax stated the proposal does not meet the Comprehensive Plan, is not compatible with surrounding land uses, and there are too many deficiencies with the project.

Commissioners Klinkhammer and Pearson were encourage by the innovative>

Mr. FitzGerald recommended approval and seconded by Mr. Kasyer. Mr. Klinkhammer amended the motion adding the project address EMS access and that the north side of the apartment building meets the Multi-family Housing Design Manual. The rezoning motion failed on a 6 to 2 vote; with Mr. Klinkhammer and Mr. Pearson voting in favor.

2. REZONING (Z-1450-09) “ TR-1A to R-3P, Black Avenue; and PRELIMINARY CONDO PLAT (P-3-09) “ Colonial Estates Condos; and SITE PLAN (SP-0925) “ Steen Multi-family Dwellings

Mr. Tufte presented a request to rezone property from Temporary R-1A to R-3P, to approve the preliminary condo plat, and to approve the site plan for multi-family development. The developer would construct three buildings; two 6-units and one 4-unit; for a total of 16 units. The Comprehensive Plan>

Applicant, Jason Steen, with Steen Developers, Inc., stated they could change the multi-family designs to meet the Design Manual.

Mr. FitzGerald made a motion to approve the rezoning, preliminary condo plat, and site plan subject to the conditions in the staff report and added that the structures meet the Multi-family Design Manual guidelines. Mr. Kayser seconded and the motion carried.

3. GENERAL SITE DEVELOPMENT PLAN (PZ-0907) “ UWEC Student Union

Mr. Tufte presented a request to approve a site plan for a new student union building at UW-EC in a P-Public District. The location of the proposed project is south of existing Davies Center campus. At 156,000 square feet the structure would replace the existing Davies Center. The building will have three main stories, be built according to green building design principles, and will include a green roof. A new mall space would be created by moving the new student center to the south lawn. Seventy-two parking stalls will be lost as part of the project and 250 stalls will be lost temporarily during construction. The University submitted a parking analysis showing that they believe parking will not become a problem as they encourage students to reduce auto-trips. Staff recommends approval with condition #5 being modified to not require a sign permit but an administratively approved sign plan.

Howard Barker, project engineer with RH Rettler Corporation, stated Little Niagara Creek will not be rerouted. Truck traffic will still come in off Roosevelt Avenue. Dry land access for fire access will be restricted off Putnam Drive.

Beth Hellwig, Vice Chancellor for Student Affairs & Dean of Students, stated the impacted Council Oak Tree will either be removed or transplanted. The two new ballrooms can be dissected to create multiple meeting rooms. She addressed the net parking loss in that the university is looking at incentives to get students and faculty to drive less, and encouraging them to use public transit and/or participate in the Clean Commute initiative.

Mike Rindo, Executive Director of Communication and Special Assistant to the Chancellor at the University, stated they are undergoing a master planning process of the campus which looks out to 2020. The plan will address parking problems and what solutions can be made.

Mr. Duax asked about items of preservation regarding the existing student center.

Mr. Kayser said the university and the Third Ward Neighborhood have worked well together on this project.

Mr. Duax made a motion to recommend approval of the general site development plan for P-public zoning and modified condition #5 to require an administratively approved sign plan. Mr. FitzGerald seconded and the motion carried.

4. PUBLIC HOUSING “ Neighborhood Stabilization Program, 312 Ninth Avenue

Mr. Duax left the meeting.

Mr. Tufte presented a request on behalf of the City to approve the site for acquisition and rehabilitation under the Neighborhood Stabilization Program (Wisconsin State program). The existing single-family house will be rehabilitated and sold to an eligible low-income household.

Mr. FitzGerald recommended approval per the conditions noted in the staff report. Mr. Kayser seconded and the motion carried.

5. OFFICIAL MAP “ South End of Royal Drive to London Road

Mr. Genskow presented a request to amend the Official Map by deleting the extension of Royal Drive, south of Cross Street, and the unnamed street south of Cross Street between London Road and the extension of Royal Drive. The sections of road are not needed because of a new subdivision, an existing wetland, and there are sufficient roads in the area already.

Applicant, Robert Graziano, was not present.

Mr. Klinkhammer recommended approval to amend the Official Map. Mr. Kayser seconded and the motion carried.

6. SITE PLAN (SP-0926) “ Nestlé[®]’s Addition, 1200 Nestle Avenue

Mr. Duax rejoined the meeting.

Mr. Tufte presented a request to approve a site plan for a 125,000 square foot warehouse/packaging addition, with office area, expanded parking, semi-trailer storage, and other improvements at 1200 Nestle Avenue, south side of Truax Blvd. The proposed location of the future storage tank silos will need to be moved to another location or obtain a variance. Seventy-two parking stalls will be added to the site and the 185 foot curb-cut along Harris Street needs Commission approval but appears to be warranted. Site drainage will need to meet City EngineerTM’s requirements.

Applicant, Larry Willi, with Nestle, stated they will light the semi-trailer parking on the east side with four pole-mounted LED fixtures. An alternate location for the tank silos will be found. He stated they have had trouble with street tree survival on site due to lack of irrigation but would work with the City Forester.

Mr. FitzGerald motioned to approve the site plan per the conditions in the staff report. Mr. Kayser seconded and the motion carried.

7. SITE PLAN (SP-0927) “ Chilson Motors

Mr. Tufte presented a request to approve a site plan for additions to Chilson Motors located at 3443 Hwy. 93. There will be a new showroom, shop, and future expansion space as part of the addition. Inspections found some vehicles for sale parked on the grass and dumpsters need to be screened.

The applicant, Joe Theisen, Badger Avenue, stated they are okay with the conditions but the JEEP sign will be removed because the dealership lost their contract. They will also take a look at replacing outdoor lighting with more efficient lighting.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Kayser seconded and the motion

carried.

8. SITE PLAN (SP-0928) “ Luther Midelfort Dialysis Center

Mr. Tufte presented a request for a 4,310 square foot site plan addition to the dialysis facility at 3845 London Road. Staff agrees with their parking analysis that there is no need to increase parking with this expansion because patients are dropped off.

Applicant, David Kimball, with Architectural Design Group, spoke in support of the project.

Mr. Klinkhammer moved to approve the site plan with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

9. DISCUSSION/DIRECTION

A. Comprehensive Plan Amendment “ Justice Center

Mr. Tufte stated the City Council has requested the Plan Commission initiate a Comprehensive Plan amendment to>

Commissioners discussed the balancing of being general but also specific enough in establishing the criteria. The National Institute of Corrections study for locating jails was cited by Mr. Kayser as a source for possible inclusion. They asked Mr. Tufte to expand on the definitions of compatibility and land uses in the example criteria and come back with a new draft for consideration.

B. Third Ward Historic Local Landmark District

Mr. Tufte presented a memo from Pat Ivory outlining how and why the landmark designation district was created in the Third Ward area. The Landmarks Commission will be considering the designation of an amended Third Ward Historic Landmark District at their monthly meeting of October 5, 2009.

C. Code Enforcement Items

None.

D. Future Agenda Items

Mr. Fitzgerald stated the commission should look at revising the Multi-family Design Manual when appropriate to include flexibility for building that does not necessarily need to have gabled roofs.

Mr. Duax shared a letter addressed from Mr. Hibbard, the area towns™ attorney.

10. MINUTES

The minutes of the meeting of August 31, 2009, were approved.

Joseph Seymour
Secretary